

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Warren Road, 848' N
of the centerline of Bosley Avenue
9Ath Election District
3rd Councilmanic District
(831 Warren Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

John & Tiziana Carroll
Petitioners

* CASE NO. 99-513-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Tiziana & John Carroll, property owners, for that property known as 831 Warren Road in the Cockeysville area of Baltimore County. The Petitioners herein seek a variance from Sections 1A03.4.B.2.a, 1A03.4.B.2.e and 1A03.4.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a residential principal building setback of 24 feet to a property line in lieu of 25 feet, a setback of 14 feet from a reservoir property line in lieu of 100 feet, and a 17% impermeable surface coverage in lieu of 10%, and from Section 400.1 to permit an accessory structure (garage/shed) in the front and side yards in lieu of the rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

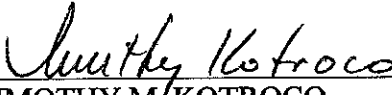
RECEIVED FOR FILING
8/2/99
By [Signature]

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of August, 1999 that a variance from Sections 1A03.4.B.2.a, 1A03.4.B.2.e and 1A03.4.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a residential principal building setback of 24 feet to a property line in lieu of 25 feet, a setback of 14 feet from a reservoir property line in lieu of 100 feet, and a 17% impermeable surface coverage in lieu of 10%, and from Section 400.1 to permit an accessory structure (garage/shed) in the front and side yards in lieu of the rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 8/2/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 2, 1999

Mr. & Mrs. John L. Carroll
831 Warren Road
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 99-513-A
Property: 831 Warren Road

Dear Mr. & Mrs. Carroll:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 831 WARREN ROAD
which is presently zoned R.C.4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A03.4.B.2.2, 1A03.4.B.2.E, 1A03.4.B.3 TO PERMIT A RESIDENTIAL PRINCIPAL BUILDING SETBACK OF 24 FEET TO A PROPERTY LINE IN LIEU OF 25 FEET, A SETBACK OF 14 FEET FROM A RESERVIOIR PROPERTY LINE IN LIEU OF 100 FEET, AND A 17% IMPERMEABLE SURFACE COVERAGE IN LIEU OF 10%. SECTION 400.1 TO PERMIT AN ACCESSORY STRUCTURE (GARAGE/SHED) IN THE FRONT AND SIDE YARDS IN LIEU OF THE REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

COCKEYSVILLE MD

State

Representative to be Contacted:

Name

Address

City

SEE ABOVE

410-64-5637 (w)

410-667-1167 (H)

21030

State

Zip Code

Telephone No.

If Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-513-A

Reviewed By LTW

Date 6/17/99

6/27/99

ORDER RECEIVED FOR FILING

5/22/99
J. J. [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 831 WARREN ROAD
Address
COCKEYSVILLE MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We, John L. and Tiziana P. Carroll, owners of the property located at 831 Warren Road, request an administrative variance for reasons of *practical difficulty*. Zoning regulations cannot be met on our property because necessary proposed additions to the existing dwelling as well as a proposed garage/storage building would not meet setback requirements (from property line).

We propose that our situation is unique, unusual and different from the surrounding properties due to a) the very unusual layout of the 100+ year old residence on the property, b) the odd shape of the property, c) the odd/unusual positioning of the dwelling on the property and d) the presence of a Use III first order stream on the south end of the property, such that the uniqueness causes the setback zoning provisions to impact more on the subject property than on the surrounding properties.

This property was once part of the community of Warren Maryland, a 19th century mill town that was destroyed when the level of Loch Raven was raised around 1920. The original dwelling on
(See attached for continuation)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
JOHN L. CARROLL
Name - Type or Print

[Signature]
Signature
Tiziana P. Carroll
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

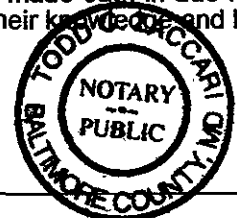
I HEREBY CERTIFY, this 17th day of JUNE, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN LEE CARROLL & TIZIANA PIAZZA CARROLL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/17/99
Date

[Signature]
Notary Public
My Commission Expires 02-03-2003



Affidavit in Support of Administrative Variance

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Address
COCKEYSVILLE MD 21030
City State Zip Code

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[Signature]
Signature
JOHN L. CARROLL
Name - Type or Print

[Signature]
Signature
Tiziana P. Carroll
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

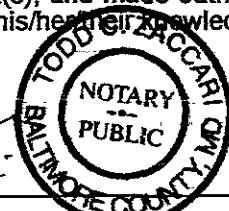
I HEREBY CERTIFY, this 17th day of JUNE, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN LEE CARROLL & TIZIANA PIAZZA CARROLL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

6-17-99
Date

[Signature]
Notary Public
My Commission Expires 02-03-2003



this property, which is over 100 years old, was expanded in 1906, 1980, and again in 1992. As is typical of old houses in this area, it has small rooms, very little storage space and no garage.

Due to its age, the unusual floor plan, and our expanding family the existing residence at 831 requires several minor additions and the addition of a garage with storage space (detailed on the enclosed plat). The residence is located/situated in an unusual position on the property, in the upper right corner of the property. Strict compliance with zoning setback regulations would prevent us from making necessary modifications to the existing dwelling and from building a garage. With respect to the garage, we originally intended to add it to the south end of the house. However, due to the presence of a stream on that end of the property, after an assessment by Baltimore County Environmental Protection and Resource Management (Paul Dennis), we had no other recourse than to re-locate the proposed garage to the other (north) end of the house. Due to the odd shape of the property and unusual topography, attempting to build to garage in strict compliance with zoning setback requirements would render conformance unnecessarily burdensome (if not impossible).

Specifically, as detailed on the enclosed plat, we request variance from zoning regulations such that a) the proposed garage could be located approximately 17 feet from the rear property line, the proposed bedroom/study enlargement could be located 14 feet from the rear property line, and the proposed kitchen expansion could be located (at it's closest point) approximately 24 feet from the south property line. There are no other dwellings within over 400 feet of our rear property line (see enclosed photographs). The nearest dwelling, on adjoining property, is approximately 125 feet away from our residence. The proposed minor addition to the south end of the house is also in compliance with the guidelines/regulations of Baltimore County (DEPRM) (see copy of enclosed letter and modified plat drawing from Paul Dennis).

We further propose that granting a zoning variance would not cause injustice to any property owners in the area. Another aspect of the unusual and unique nature of this property is the fact that on 3 sides the adjoining property is part of the Lands of the Mayor and City Council of Baltimore (Lochraven watershed land). Thus, there are no dwellings on adjoining property on 3 sides and, therefore, a setback variance would cause no injustice to other property owners. The Baltimore City watershed land on 2 sides consists of dense forest and on the third side is ½ dense forest and ½ open field. There are no structures on the Baltimore City watershed lands surrounding our property.

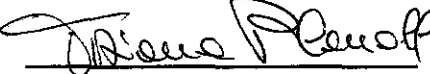
Besides the Lands of the Mayor and City Council of Baltimore, there is only 1 other adjoining property, that of Sarah and George Butcher (see plat) to the south. The existing residence of Sarah and George Butcher is approximately 125 feet from our dwelling. Adding to the side & rear of our residence and building a garage on the north end, as proposed, would thus have no impact on the Butcher's or other property owners in the district. Thus, due to the unique features of this property, as outlined above, variance can be granted in such a fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

As can be seen in the accompanying photographs, the existing dwelling is 4 stories high and proposed minor additions, as well as the garage, would comply with current regulations.

Specifically, additions to the existing dwelling would be lower than the existing roof lines and the ridge height (peak) of the proposed garage would not exceed 15' above the rear grade.

Our request does not involve any increase in residential density and the requested variance is in strict harmony with the spirit and intent of height, area, parking and other regulations. Further, we propose that relief can be granted without substantial injury to the public health, safety and general welfare.


John L. Carroll


Tiziana P. Carroll

Zoning Description to accompany Petition for Zoning Variance

Property Owners: John L. and Tiziana P. Carroll

Zoning description for: 831 Warren Road, Cockeysville Maryland, 21030

Beginning at a point on the East side of Warren Road, which is 20 feet wide at a distance of 1,848 feet North of the centerline of the nearest improved intersecting street, Bosley Avenue, which is 20 feet wide, as recorded in Deed Liber 7850 Folio 759, S. 40° 24 min 45 sec E. 150 ft.*, N. 31° 20 min 15 sec E. 15 ft., N. 46° 24 min 45 sec W. 150 ft., S. 28° 45 min W. 15 ft. to point of beginning (describes right of way for ingress and egress); **part 1**, from point "*" in the preceding description, N. 40° E. 118 ft. 4 in**, S. 54.5° E. 121 ft. 9 in., S. 28.75° W. 148 ft., thence N. 42.75° W. 140 ft. 6 in., to the point of beginning; **part 2**, from point "***" in the preceding description, S. 54.5° E. 121.7 ft., N. 30.25° E. 130.5 ft., N. 55.75° W. 107.5 ft., thence S. 36.5° W. 127.5 ft to the point of beginning, parts 1 and 2 containing 32,670 square feet (0.75 acres). Also known as 831 Warren Road and located in Election District 9A, 3rd Councilmanic District.

99.513-A

513

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069894

DATE 6/17/99 ACCOUNT 01-615

TO: WSTK/LTM AMOUNT \$ 50.00

RECEIVED FROM: Carroll, John 831 Warren Rd

FOR: 010-Res Varma \$ 50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

99.513-A

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTUAL TIME
6/17/1999 6/17/1999 11:45:04
REG 4501 CASHIER JILL JMR DRAWER 1
Dept 5 528 ZONING VERIFICATION
Receipt # 105635 IFIN
CR NO. 069894

Receipt Tot 50.00
0.00 CR 50.00 CR
Baltimore County, Maryland

CERTIFICATE OF POSTING

ADMIN.

RE. Case No.

99-513-A

Petitioner/Developer

J. CARROLL, ETAL

Date of Hearing/Closing

7/12/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 831 WARREN RD.

The sign(s) were posted on

6/25/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/2/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

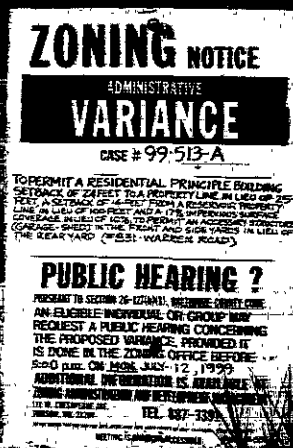
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 513 -A

Address 831 WARREN ROAD

Contact Person: JOHN L. CARROLL

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 6/17/99

Posting Date: 6/27/99

Closing Date: 7/12/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 513 -A Address 831 WARREN ROAD

Petitioner's Name JOHN L. CARROLL

Telephone 410-614-5637(w)
410-667-1167H

Posting Date: 6/27/99

Closing Date: 7/12/99

Wording for Sign: To Permit A RESIDENTIAL PRINCIPAL BUILDING SETBACK OF
24 FEET TO A PROPERTY LINE IN LIEU OF 25 FEET, A SETBACK OF 14 FEET FROM
A RESERVATION PROPERTY LINE IN LIEU OF ~~25~~ 100 FEET AND A 17 %
IMPERMEABLE SURFACE COVERAGE IN LIEU OF 10 %, TO PERMIT AN
ACCESSORY STRUCTURE (GARAGE/SHED) IN THE FRONT
AND SIDE YARDS IN LIEU OF THE REAR YARD.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 10/21/98



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 513

Petitioner: JOHN L. CARROLL

Location: EAST SIDE WARREN RD, 1848' NORTH OF BOSLEY AVE.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN L. CARROLL

ADDRESS: 831 WARREN ROAD

COCKEYSVILLE, MD 21030

PHONE NUMBER: 410-667-1167 (H) 410-614-5637 (w)

AJ:ggs

(Revised 09/24/96)

99.513-A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: July 12, 1999

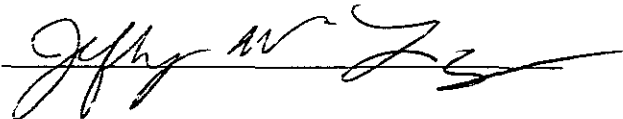
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 507, 510, 511, 512, 513, 515, 518, 521, 522, and 523

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in black ink, appearing to read 'Jeffrey Long', written over a horizontal line.

AFK/JL



Baltimore County
Department of Environmental Protection
and Resource Management

BUREAU OF RESOURCE MANAGEMENT
AND ENGINEERING SERVICES
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
410-887-3980
Fax: 410-887-4804

#513

March 8, 1999

Mrs. Tiziana P. Carroll
831 Warren Road
Cockeysville, Md. 21030

Re: Preliminary Assessment
Home Addition & Garage
831 Warren Road

Dear Mrs. Carroll:

This office has completed a preliminary assessment for environmental constraints on your above referenced property. The proposal concerned the building of an addition at the rear of the existing home, and the construction of a garage on the south side of the home.

A Use III first order stream flows east to west in the southeast corner of the site. This stream empties into a larger Use III stream which parallels the southern property line. The streams are tributaries to the Loch Raven Reservoir. Non-tidal wetlands are associated with the first order tributary, but are within 10 feet of the stream centerline. Any non-tidal wetlands associated with the larger stream are offsite and are confined within the stream banks. There is no 100 year floodplain limit indicated for this site. There is no existing forest on this site.

Based on this information, any proposed grading or construction on this property must occur outside the minimum 25 foot buffer off the stream and/or wetlands, whichever is greater. All future plans must show the Buffer Area and must contain the nondisturbance note as indicated on the attached site plan. Specifically, the proposed garage and any associated grading or disturbance cannot encroach within the 25 foot Buffer.

If there are any questions concerning this matter, please contact me at 410-887-3980.

Very truly yours,

Paul A. Dennis
Natural Resource Specialist
Environmental Impact Review

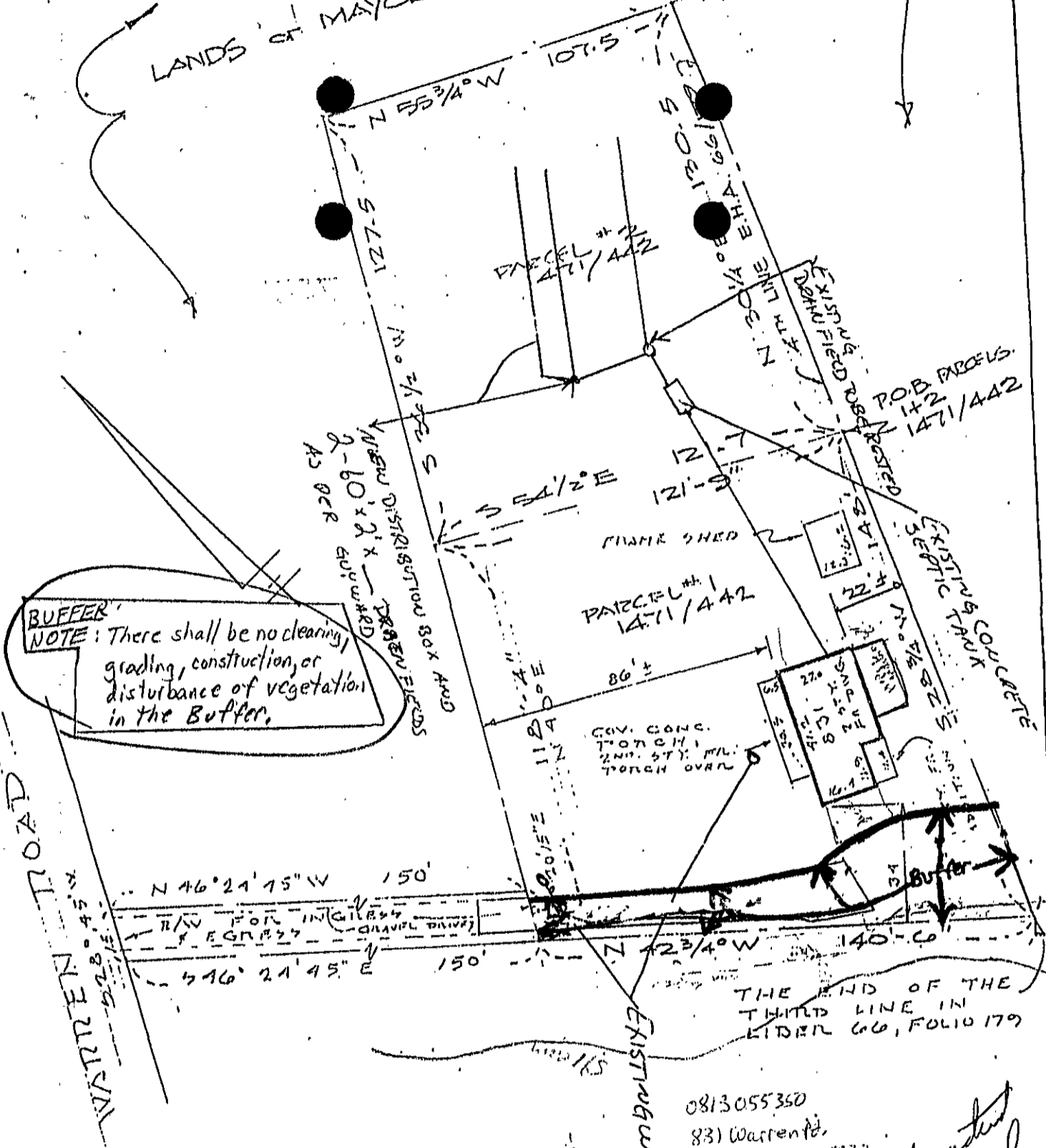
PAD; pad
Attachment
pad831warren

99-513-A 513



This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation though believed accurate is not guaranteed.

LANDS OF MAYOR + CITY COUNCIL OF BALTIMORE



BUFFER
NOTE: There shall be no clearing, grading, construction, or disturbance of vegetation in the Buffer.

This reproduction subject to 1% reduction in scale.

I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

4/18/88

[Signature]

REG. NO. 8675

0813055360
831 Warren Rd.
Cockeysville, MD 21030
5/1/91
32, 620, 412
7850/757
5/38

[Signature]
[Signature]

This plat is not to be used for the establishment of property lines.



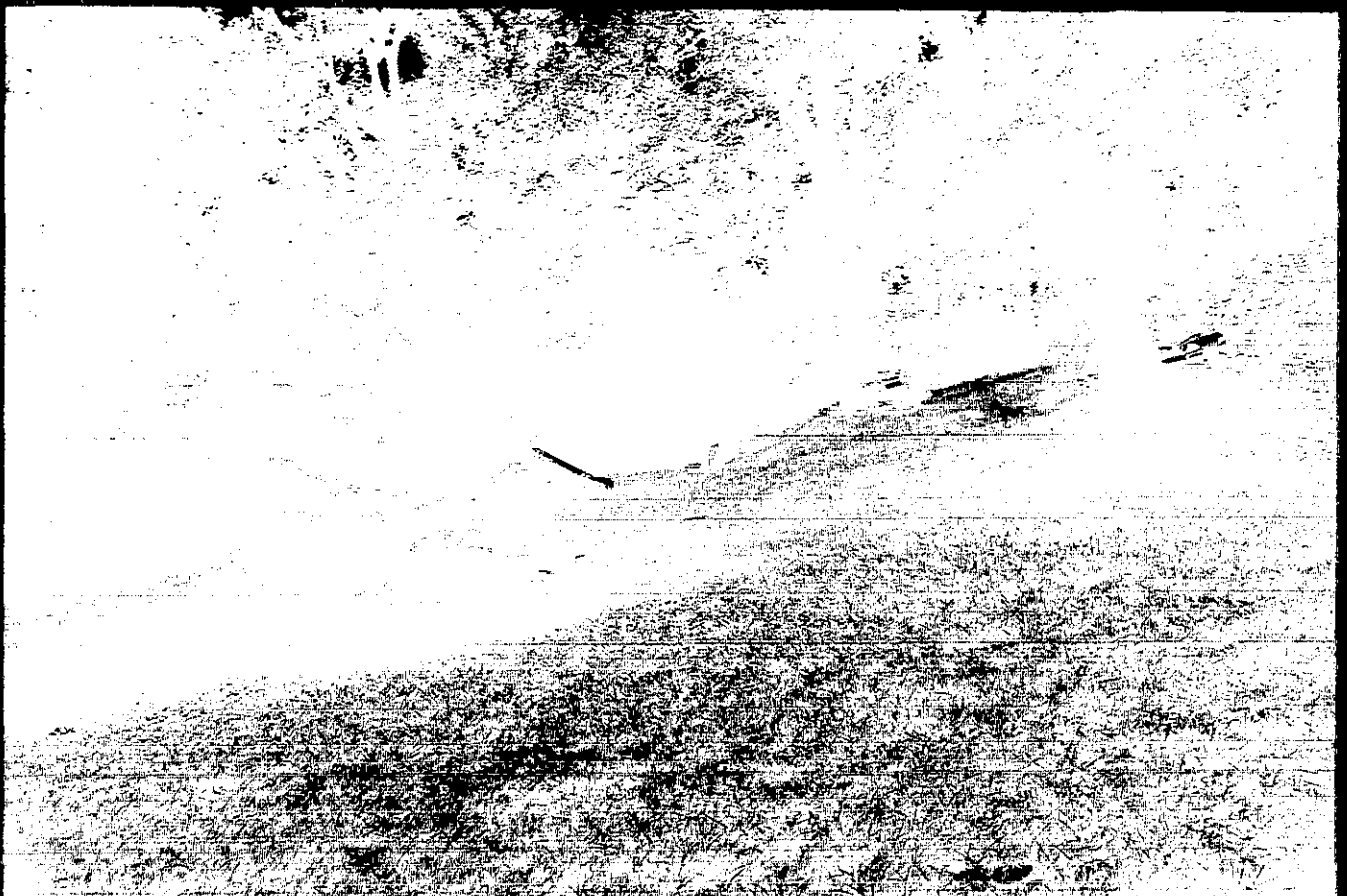
LOCATION SURVEY
831 WARREN ROAD, BALTIMORE COUNTY, MARYLAND

OFFICE OF
MIANK & KUNST
408 YORK ROAD
TOWSON, MARYLAND 21204

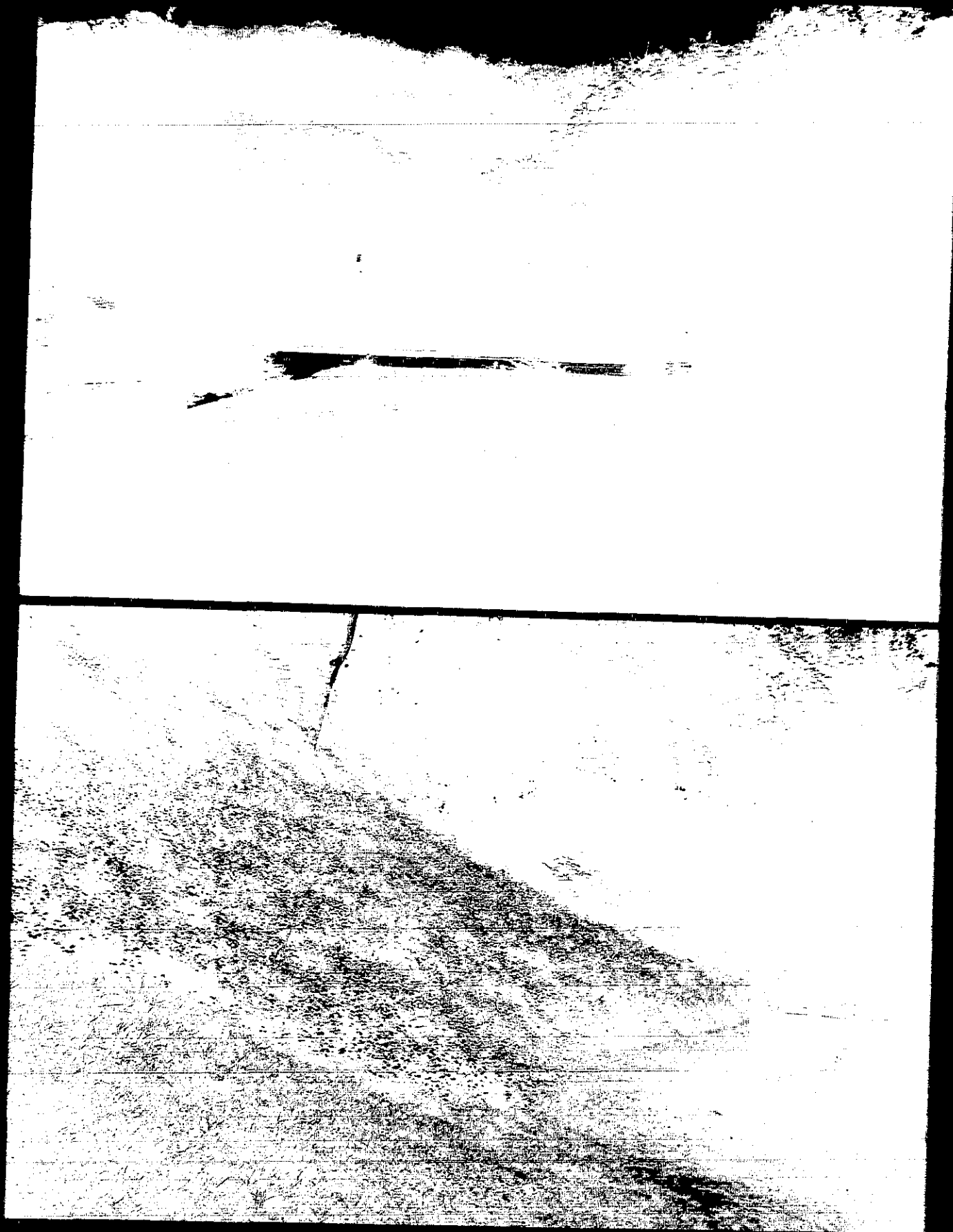
SCALE
1" = 40'

DATE
4/18/88

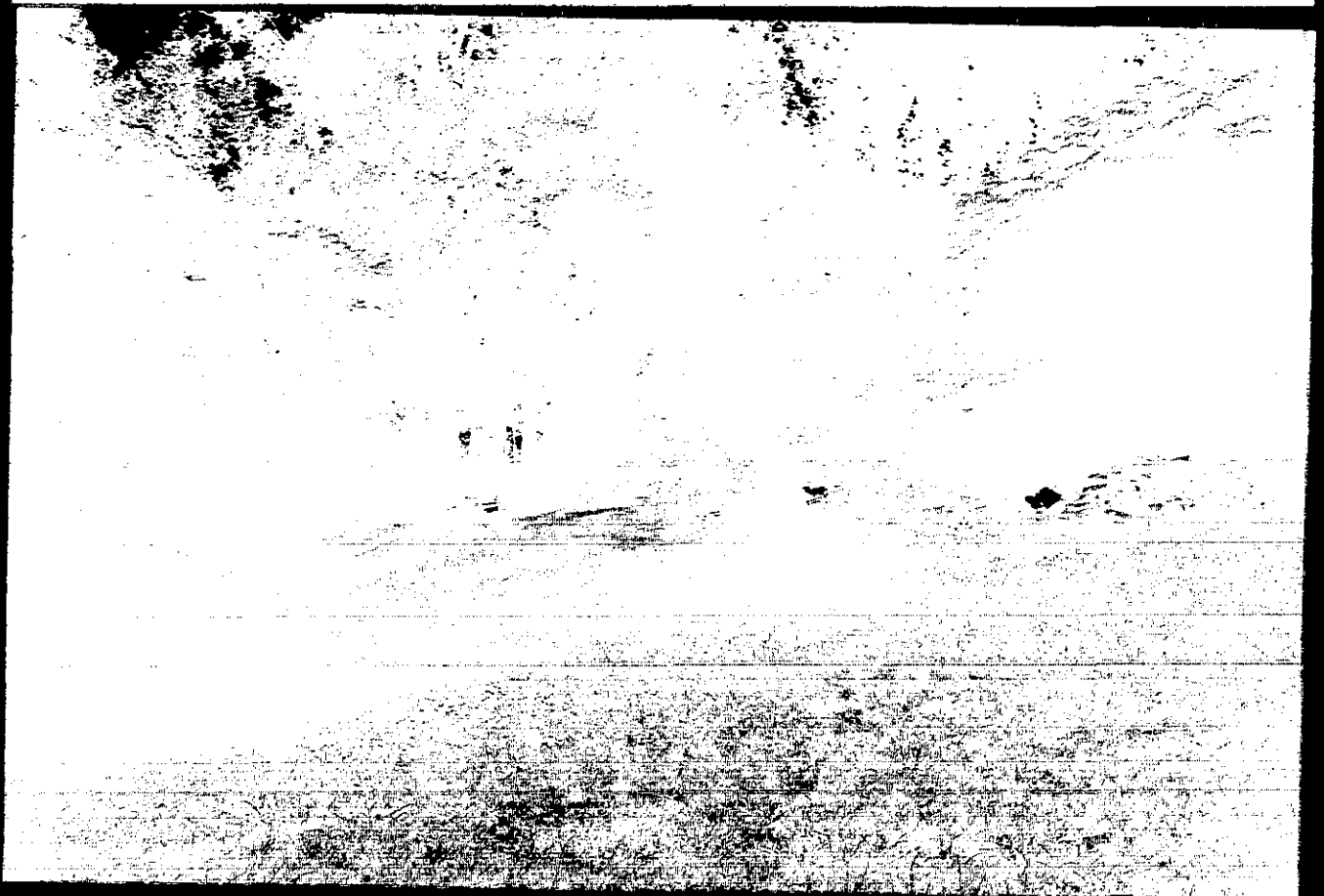
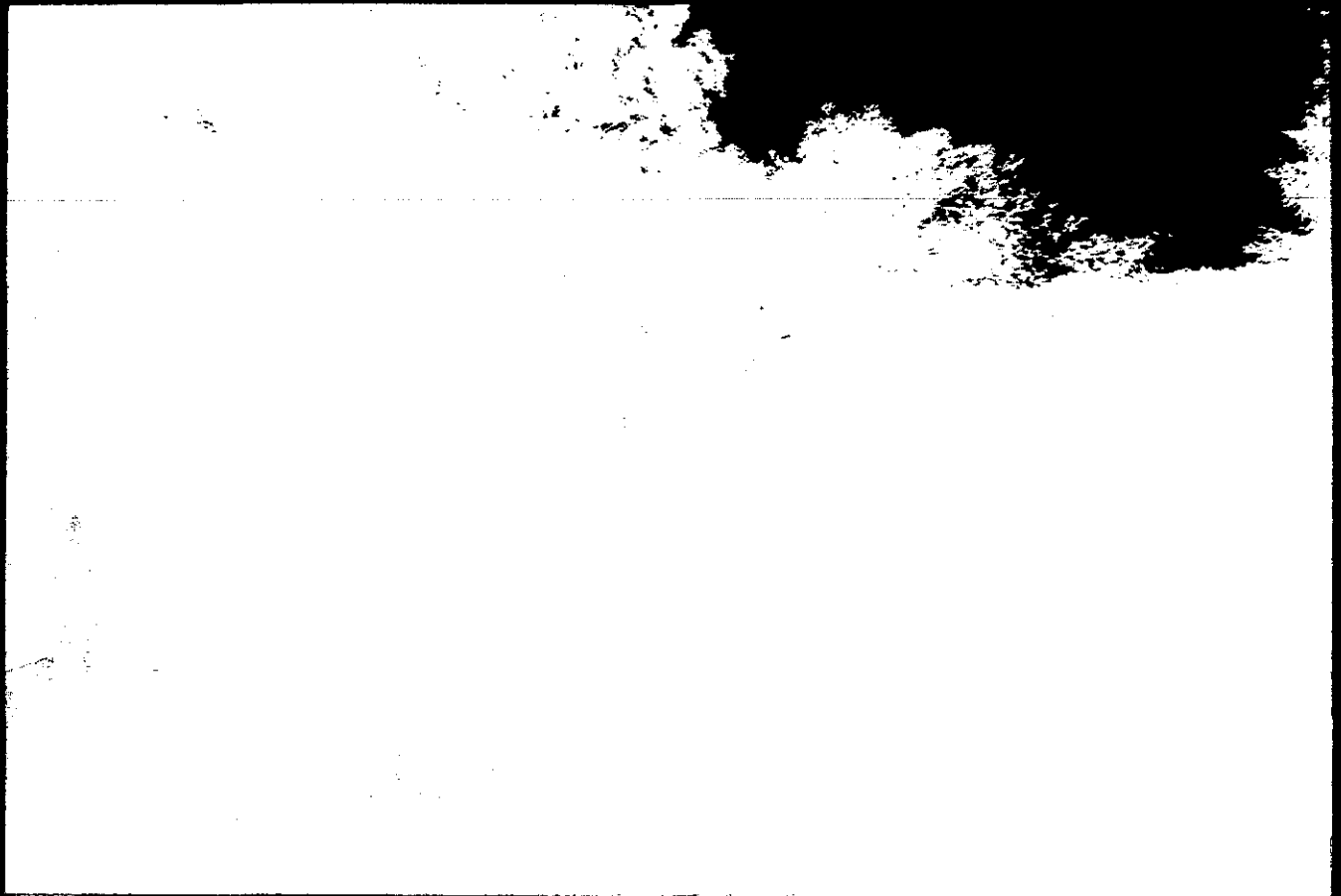
JOB NO.
254
88 D
513



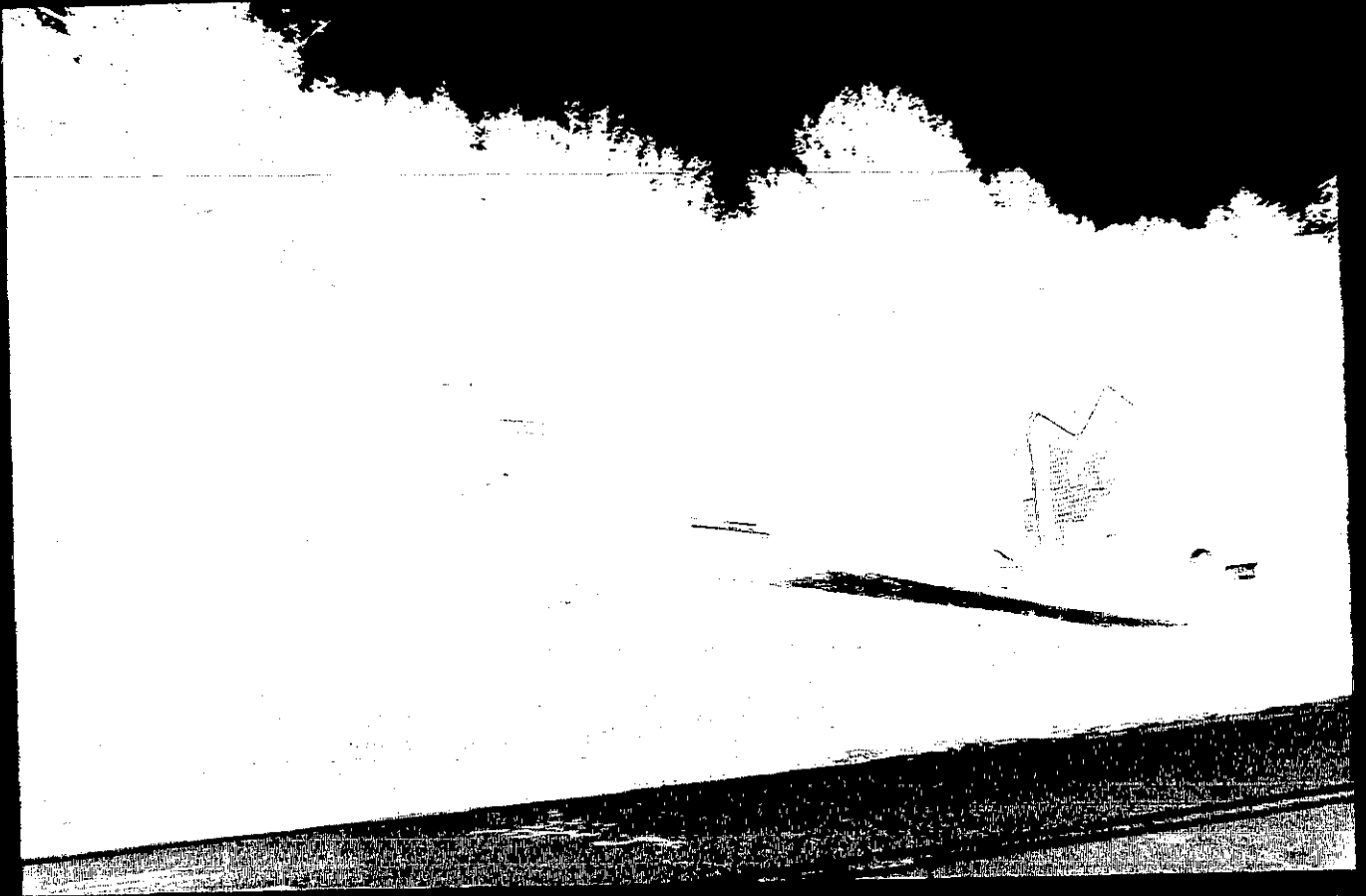
44-513-A



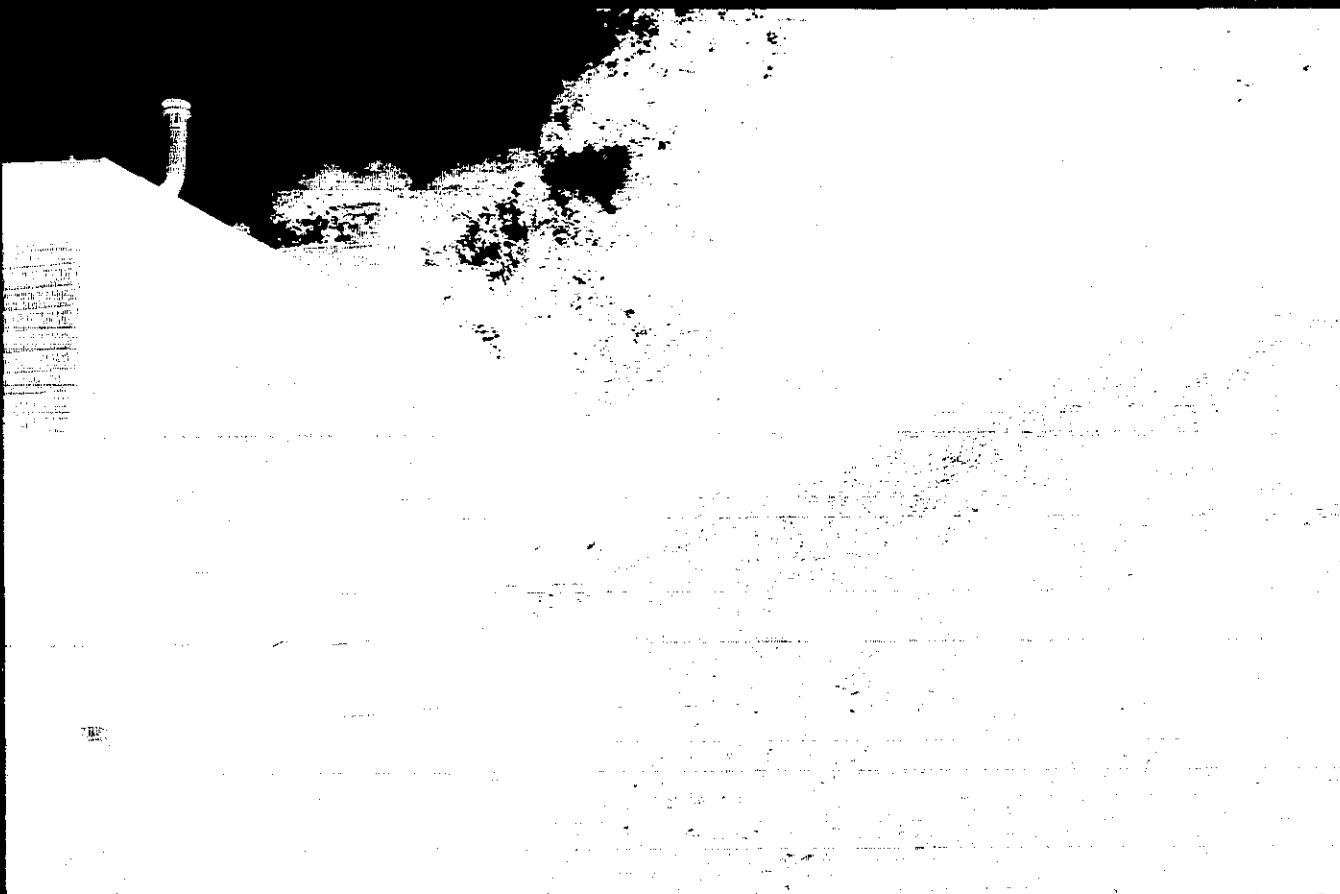
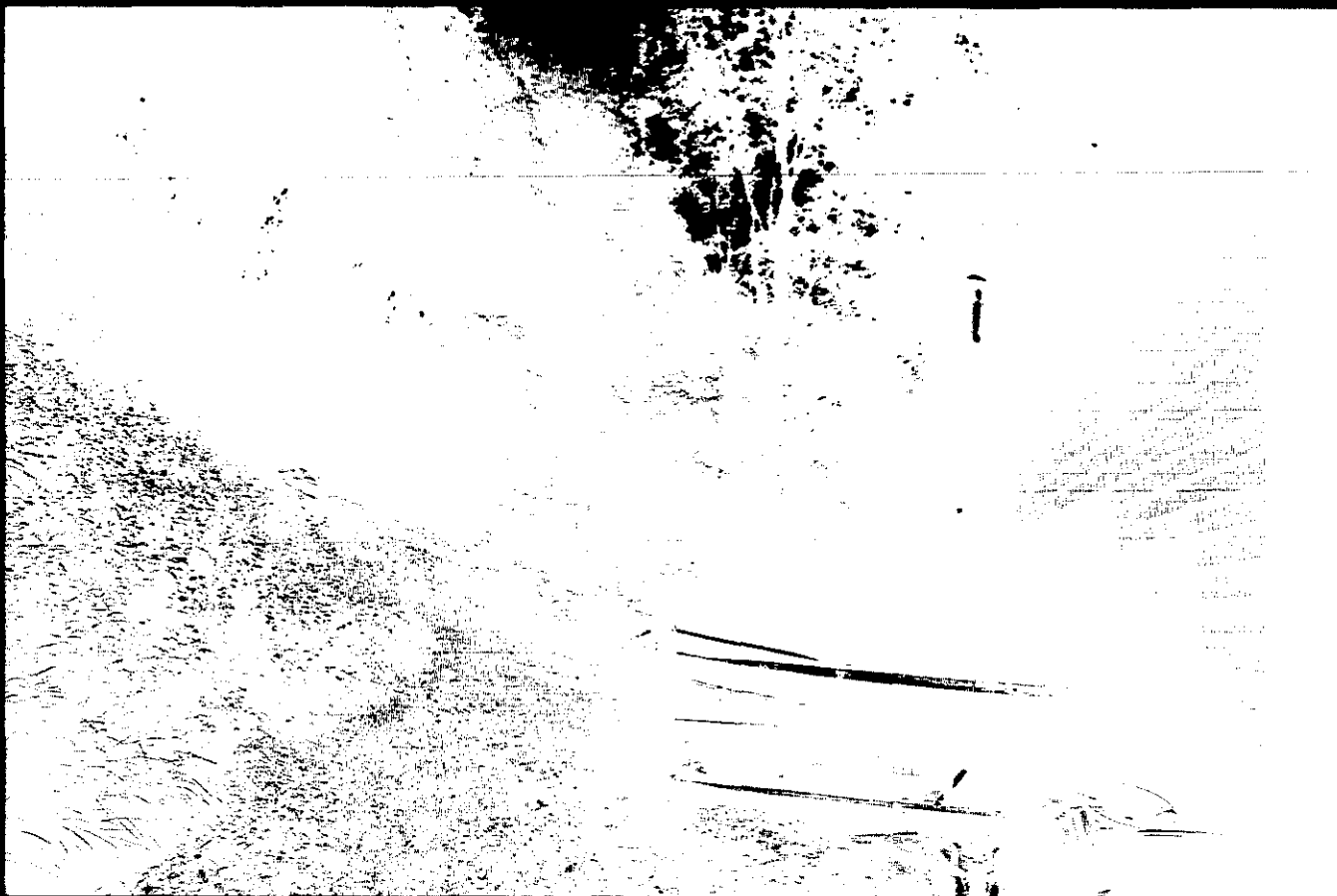
99.513-A



99-513-A



99.513-A



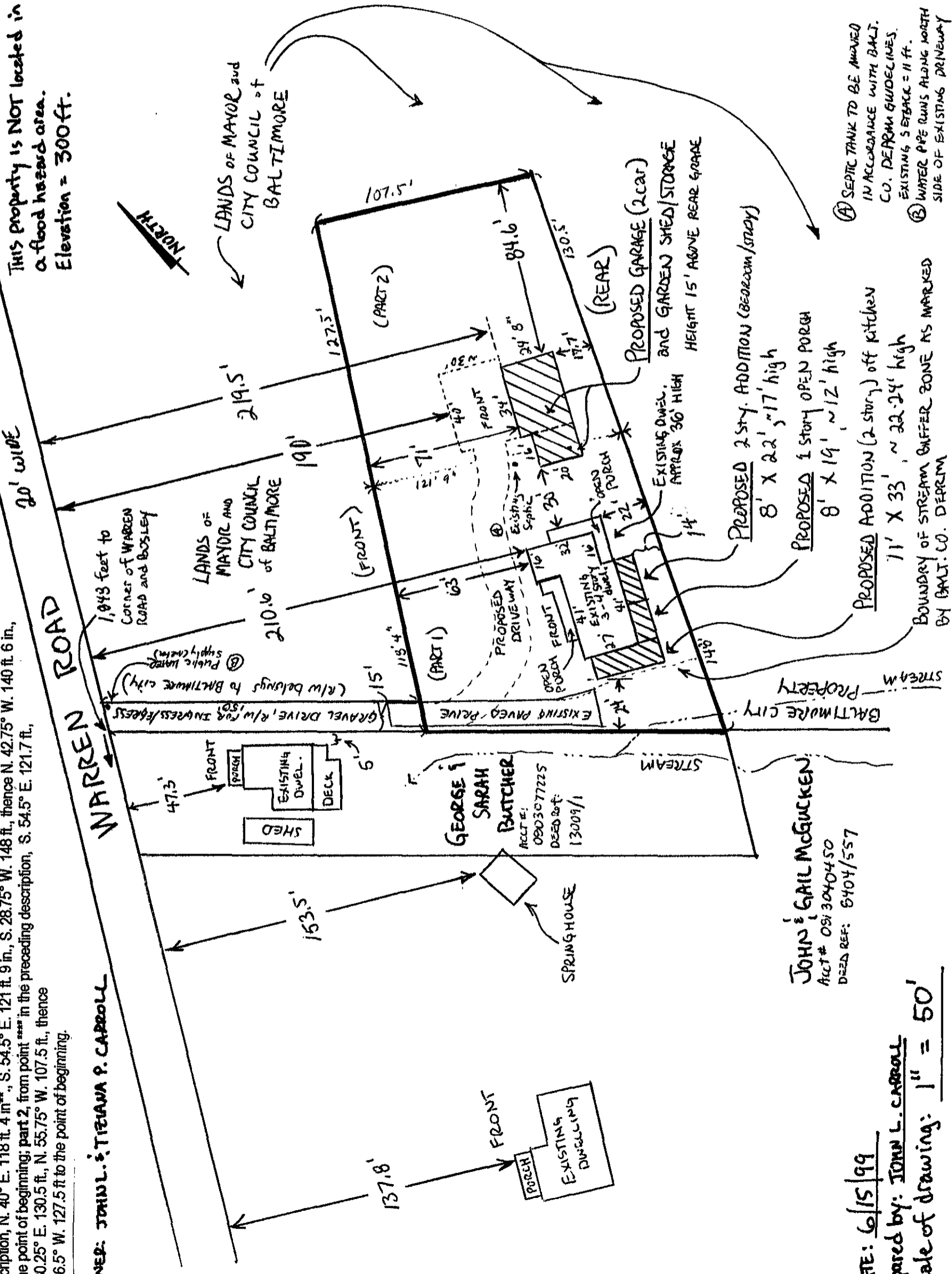
99-513-A

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 831 WARREN ROAD, COCKEYSVILLE, MD, 21030

Beginning at a point on the East side of Warren Road, which is 20 feet wide at a distance of 1,848 feet North of the centerline of the nearest improved intersecting street, Bosley Avenue, which is 20 feet wide, as recorded in Deed Liber 7850 Folio 759, S. 40° 24 min 45 sec E. 150 ft. *, N. 31° 20 min 15 sec E. 15 ft., N. 46° 24 min 45 sec W. 150 ft., S. 28° 45 min W. 15 ft. to point of beginning (describes right of way for ingress and egress); **part 1**, from point *** in the preceding description, N. 40° E. 118 ft. 4 in.**, S. 54.5° E. 121 ft. 9 in., S. 28.75° W. 148 ft., thence N. 42.75° W. 140 ft. 6 in., to the point of beginning; **part 2**, from point **** in the preceding description, S. 54.5° E. 121.7 ft., N. 30.25° E. 130.5 ft., N. 55.75° W. 107.5 ft., thence S. 36.5° W. 127.5 ft. to the point of beginning.

OWNER: JOHN L. & TIZIANA P. CARROLL



DATE: 6/15/99

Prepared by: JOHN L. CARROLL

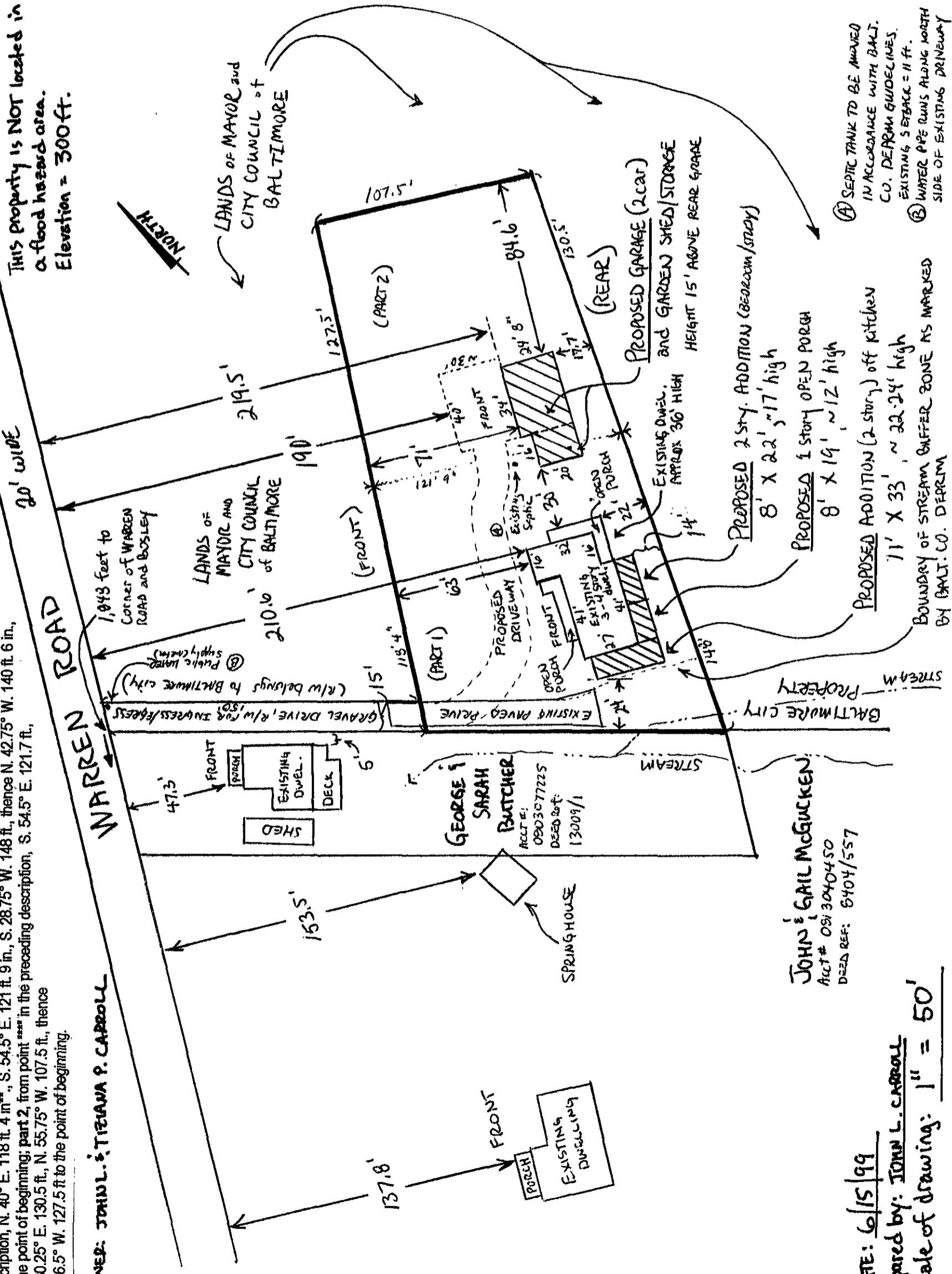
Scale of drawing: $1'' = 50'$

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 831 WARREN ROAD, COCKEYSVILLE, MD, 21030

Beginning at a point on the East side of Warren Road, which is 20 feet wide at a distance of 1,848 feet North of the centerline of the nearest improved intersecting street, Bosley Avenue, which is 20 feet wide, as recorded in Deed Liber 7850 Folio 759, S. 40° 24 min 45 sec E. 150 ft. *, N. 31° 20 min 15 sec E. 15 ft., N. 46° 24 min 45 sec W. 150 ft., S. 28° 45 min W. 15 ft. to point of beginning (describes right of way for ingress and egress); **part 1**, from point *** in the preceding description, N. 40° E. 118 ft. 4 in.**, S. 54.5° E. 121 ft. 9 in., S. 28.75° W. 148 ft., thence N. 42.75° W. 140 ft. 6 in., to the point of beginning; **part 2**, from point **** in the preceding description, S. 54.5° E. 121.7 ft., N. 30.25° E. 130.5 ft., N. 55.75° W. 107.5 ft., thence S. 36.5° W. 127.5 ft. to the point of beginning.

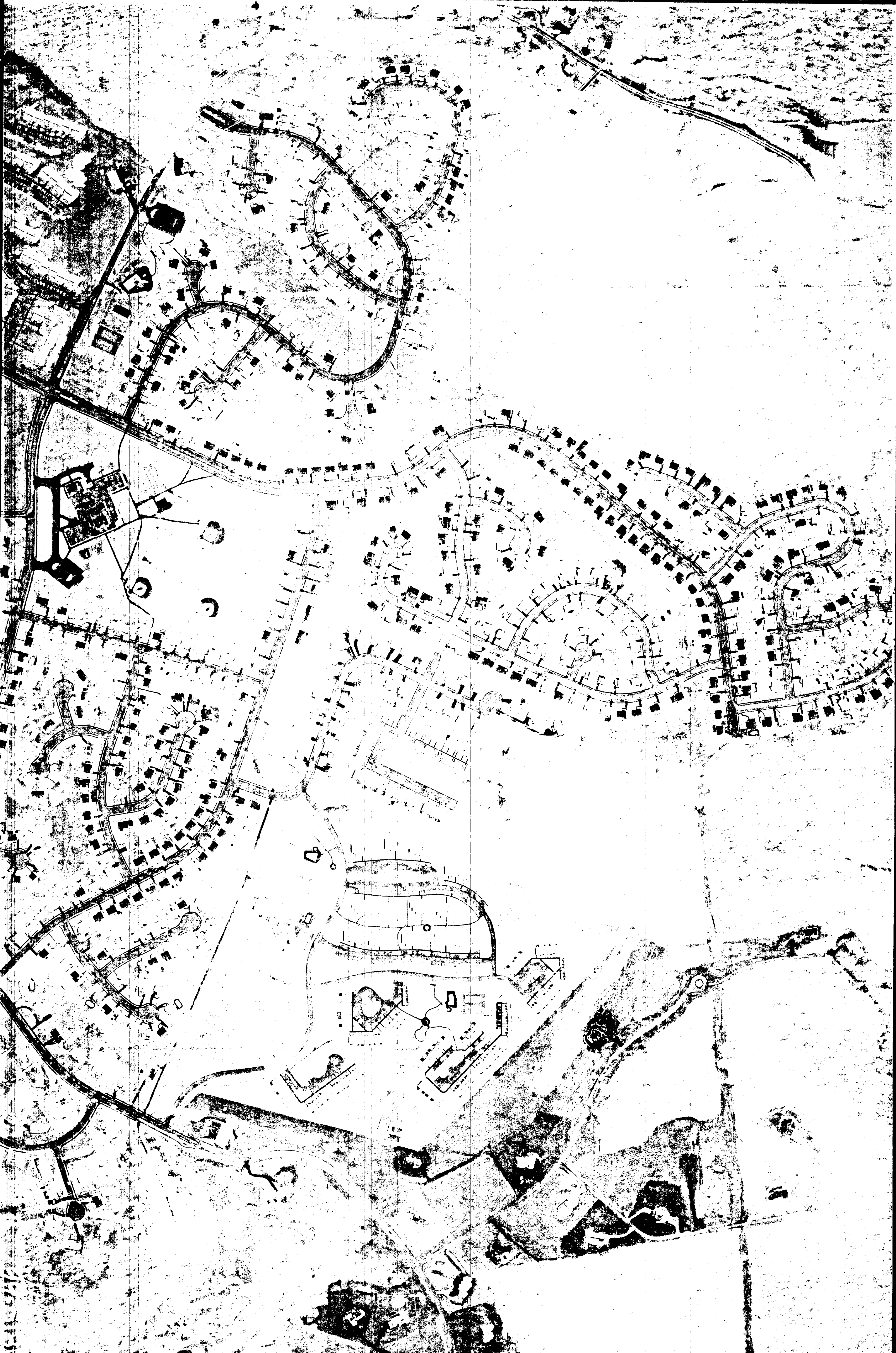
OWNER: JOHN L. & TIZIANA P. CARROLL



DATE: 6/15/99

Prepared by: JOHN L. CARROLL

Scale of drawing: $1'' = 50'$



331 W. 1st St.
Baltimore, MD 21201

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN RESERVOIR AREA	NE 17-A 513
DATE OF PHOTOGRAPHY JANUARY 1986		

1-X2.13d
A